SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

# 19.5± ACRES
# LAFAYETTE COUNTY, MS

**$325,000**




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# THE LAFAYETTE 19.5

# PROPERTY PROFILE

## LOCATION:

- County Road 215
  Abbeville, MS 38601
- Lafayette County
- 3.8± Miles SE of Abbeville
- 10.2± Miles NE of Oxford
- 24.1± Miles S of Holly Springs
- 78± Miles SE of Memphis, TN

## COORDINATES:

- 34.47585, -89.46110

## PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Investment

## PROPERTY INFORMATION:

- 19.5± Total Acres
- 14± Acres of Mature Hardwoods
- 5± Acres of Open Pasture
- County Road 215 Frontage
- Gently Rolling Topography
- Creek Frontage
- Multiple Build Sites
- Power & Internet Available

## TAX INFORMATION:

- Part of Parcel 086-13-013.00
- Taxes: TBD





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**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER
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**HUNTER ROBISON** | LAND SPECIALIST
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*Information is believed to be accurate but not guaranteed.*

# WELCOME TO THE LAFAYETTE 19.5

**INTRODUCING THE LAFAYETTE 19.5.** Located on the north end of the Woodson Ridge community just outside of Oxford and the Ole Miss campus, this 19.5± acre tract in Lafayette County, Mississippi, offers a great combination of open pasture, mature hardwood timber, and rolling terrain. With frontage along County Road 215, the Lafayette 19.5 provides a beautiful country setting with convenient access to town.

Approximately 5 acres of open pasture provide room for a homesite, small farm, or country living, while the remaining 14± acres of mature hardwood timber offer privacy, natural beauty, and excellent wildlife habitat. Deer and turkeys are seen frequently on the Lafayette 19.5, making it a great option for anyone who enjoys hunting and spending time outdoors. A creek adds another natural feature to the land and enhances the property's overall appeal.





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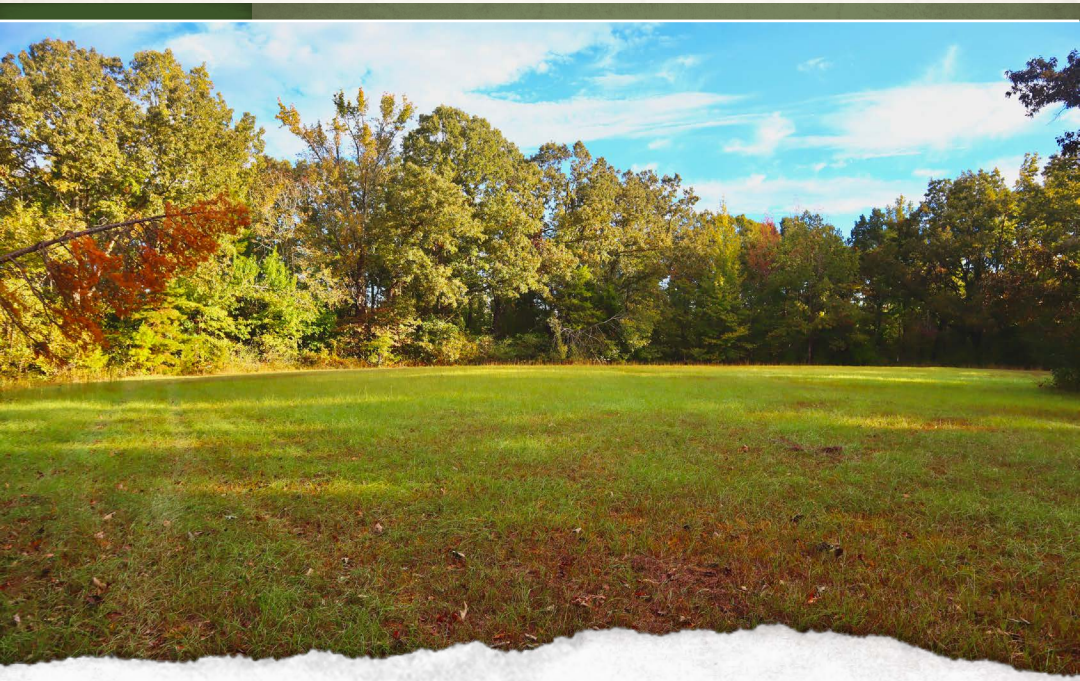
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# MORE ABOUT THE LAFAYETTE 19.5

One of the standout features is the multiple good homesites scattered throughout the tract. Whether you're looking to build your forever home, a weekend getaway, or a place to enjoy the outdoors, the gently rolling topography offers several attractive building locations. Power and internet are provided by NEMPA, adding convenience for future development.

With its County Road 215 frontage, mature timber, open pasture, abundant wildlife, and multiple homesites, the Lafayette 19.5 offers a great opportunity to own a beautiful tract of land in a desirable area just outside of Oxford. Whether you're looking to build, hunt, or enjoy the peace and quiet of the country, this Lafayette County property is worth a look.

**Contact Michael Oswalt or Hunter Robison today to schedule a private showing and experience #TheSmallTownWay.**





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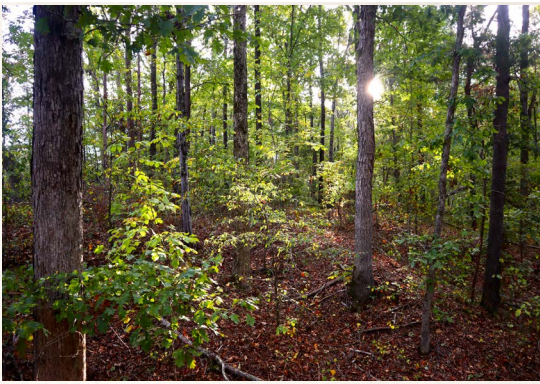
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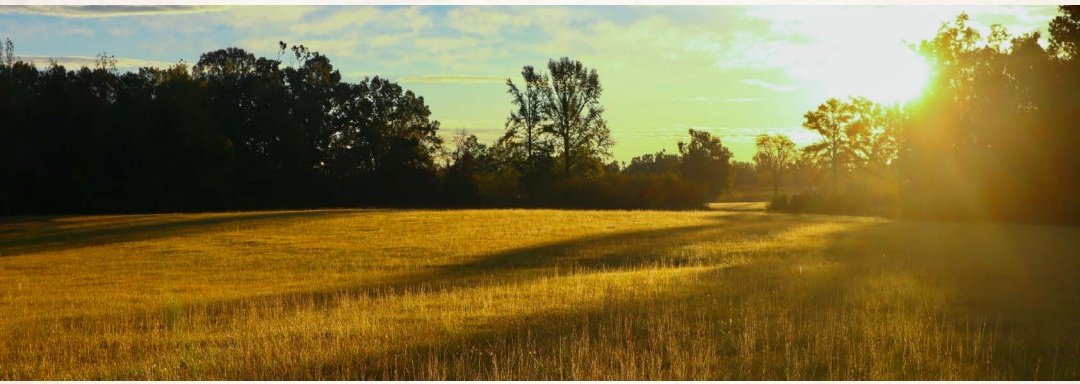
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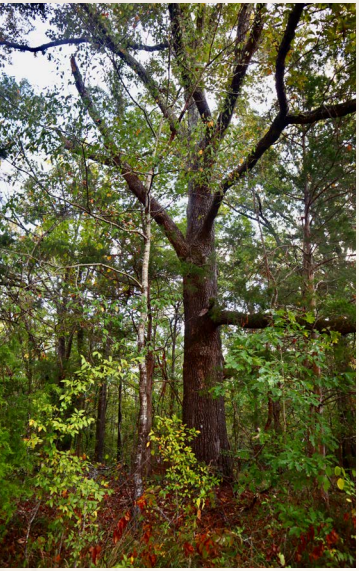
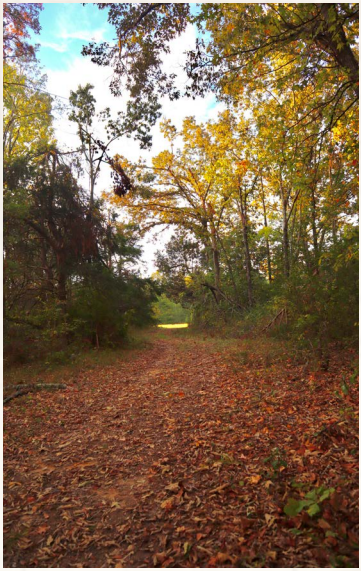

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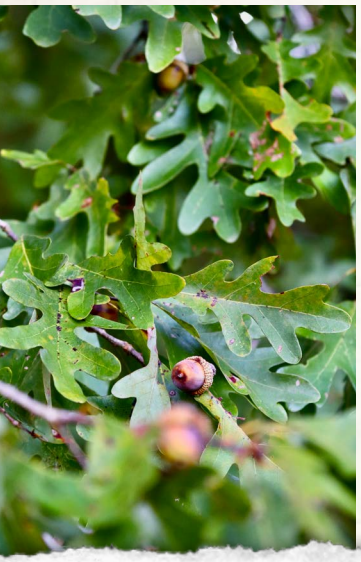
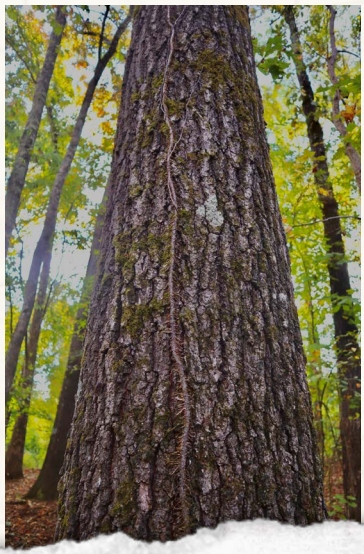
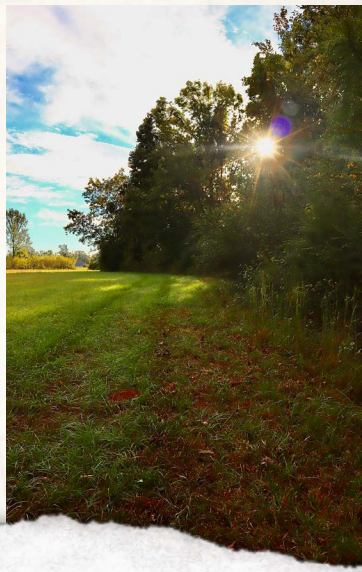
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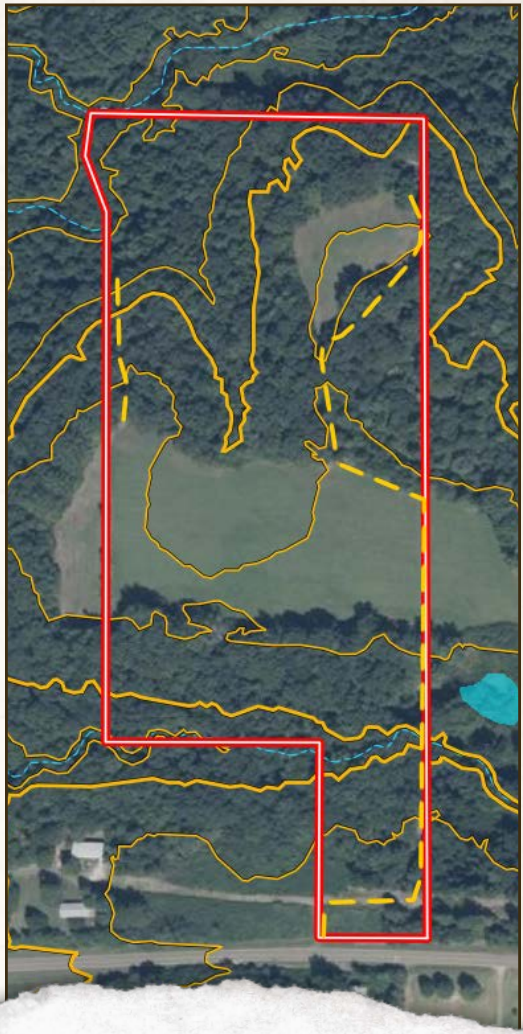
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## WATER MAP



## TOPOGRAPHY MAP





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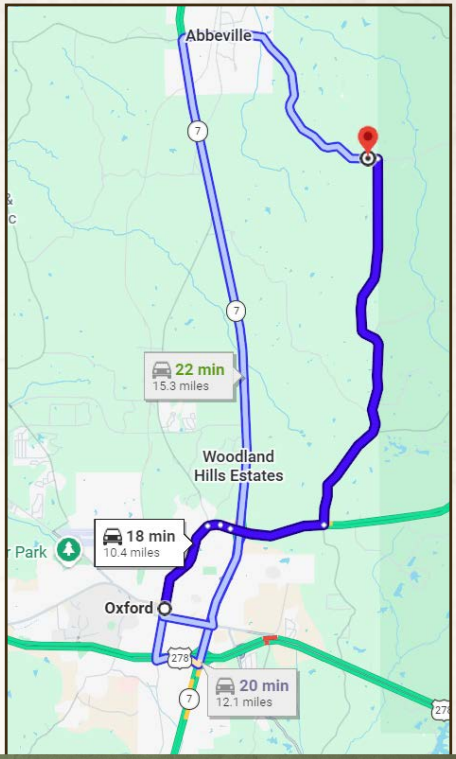
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land id. LINK




**Directions From the Intersection of Hwy 30 and Hwy 7 in Oxford, MS: Travel east on Hwy 30 for 1.4 miles. Turn left onto County Road 215 and continue for 6.6 miles. Turn left to arrive at the property on the right.**

## LINK TO GOOGLE MAP DIRECTIONS



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